

# CEDAR COURTS

2018-2020

83-09 35<sup>TH</sup> AVENUE  
JACKSON HEIGHTS, NEW YORK  
11372

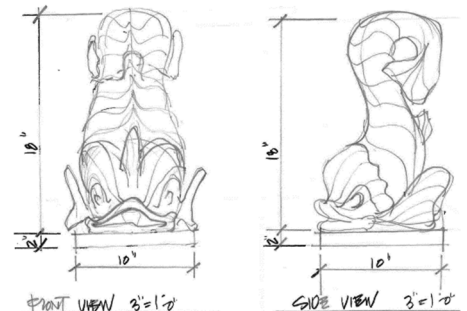
**LANDMARK: JACKSON HEIGHTS  
HISTORICAL DISTRICT**

**“GOOD NEIGHBOR AWARD”**  
from the Jackson Heights Beautification  
Group (JHBG)



**HISTORICAL EXTERIOR RESTORATIVE WORK**, including partial and full in-kind reconstruction of parapets; selective replacement of deteriorated brick masonry and brick repointing at all facades; repairing and replacing in-kind the decorative copper cornice and gutter at the roofline; the in-kind replacement of the Spanish barrel tile at the roof; reconstructing the concrete curb at the below-grade ramp entrances at the rear; replacement of the existing flat roofing; reinstallation of the decorative balconies at the front façade, with selective new cast stone components to replace deteriorated terra cotta, patched with a repair mortar, and coated with a mineral stain, mortar joints stained to match; and the staining of the mortar joints at the decorative terra cotta columns and figures at the roof breezeways.

**HISTORICAL WINDOW RESTORATIVE WORK**, including replacement of the historic wood and fire-rated double-hung, fixed, and casement windows at the stairwells with new fire-rated double-hung, three-light fixed, two-light arched-headed fixed and nine-light fixed circular windows; replacement of two pairs of multi-light casement windows within the east and west vestibules at the courtyard with two single multilight casement fire-rated windows; all new windows with Landmarks approved off-white finish.



## MVN ARCHITECT LLC

39-39 29<sup>TH</sup> STREET, LONG ISLAND CITY, NY 11101  
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**HISTORICAL COURTYARD RESTORATION WORK**, including construction of new piers, brick and mortar to match brickwork at the primary facades, new decorative cast stone copings to match the historic piers, and topped with a decorative fish motif to recall the historic design; installation of new metal picket fence with a black painted finish and a height of 24" set on a new low concrete curb; installation of a new 6' tall metal fence between the new piers and the side facades of the building, with a black painted finish, and with decorative details to recall the details of the historic fence at this location.



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